

PARTY WALL AGREEMENT

This Agreement is made on the date of the last signature below between:

- (1) Richard Smith of 67 Chancery Lane London E3 8EJ (**Party One**);
- (2) Nina Simona of 68 Chancery Lane London E3 8EJ (**Party Two**);

Background

- A. Party One is the owner of the property known as 67 Chancery Lane London E3 8EJ (**First Property**).
- B. Party Two is the owner of the property known as 68 Chancery Lane London E3 8EJ (**Second Property**).
- C. The First Property and the Second Property are separated from each other by party walls and will be maintained and repaired at the joint expense of the respective owners. All spouts, fall pipes, sewers, drains, wire conduits, flues chimneys stacks, eaves, troughs in under or upon the First Property and the Second Property used in common for the passing and running of water soil gas electricity smoke and other services will be maintained and repaired at the joint expense of the respective owners.
- D. have fallen into disrepair. Party One and Party Two have agreed that the works to be carried out are set out in the Schedule to this agreement (the **Works**). The Works will be carried out by Party One and Party Two will contribute to the costs of the repair as set out in this agreement.

IT IS AGREED AND DECLARED as follows:

1. Party One will carry out or arrange to be carried out the Works quickly, in a proper and workmanlike manner and will complete the Works on the _____. This includes work needed to make good and put it in good structural repair and condition, employing professionals where needed.
2. Party One has the right for himself or his agents or workmen to enter the Second Property and to erect scaffolding supports or other temporary structures for the purpose of carrying out the Works but so far as possible the said Works will be carried out from the First Property.
3. During the Works being carried out Party One will cause as little inconvenience and disturbance as possible to Party Two and will protect and keep secure the Second Property and make good any damage caused to the Second Property.
4. Party One will dispose of all rubbish and materials during the Works and will remove all scaffolding supports or other temporary _____ after the Works have been completed leaving the Second Property in a good _____ condition.
5. Party Two will contribute towards the _____ by Party One to carry out the Works and any extra work (but not including the _____ good any decoration to the First Property) one half of the costs to be paid _____ within one month of Party One providing an invoice to Party Two.

